

# AGENDA

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

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Regular Meeting of the Monrovia Development Review Committee  
Monrovia City Hall  
415 South Ivy Avenue

Wednesday, February 17, 2021 4:00 PM

### CORONAVIRUS DISEASE (COVID-19) ADVISORY

As a precaution to protect staff, our constituents, and elected officials, in accordance with Executive Order N-29-20 and guidance from the California Department of Public Health on gatherings, there will NOT be a physical meeting location and all public participation will be electronic. To further reduce the spread of COVID-19, all Development Review Committee review and determination authority was temporarily delegated to the Community Development Director pursuant to City Council Urgency Ordinance (Ordinance No. 2020-06U). Pursuant to the Governor's Executive Order N-29-20, City Committees may participate via teleconference.

Written documentation relating to each proposed item of business on the Agenda presented for consideration by the Development Review Committee are on file in the Community Development Department and available online at [www.cityofmonrovia.org/projectsunderreview](http://www.cityofmonrovia.org/projectsunderreview).

**CONVENE** Chair Craig Jimenez, AICP, Community Development Director

**ROLL CALL** Chair Jimenez on behalf of the Development Review Committee

**APPROVAL OF MINUTES** Unadopted Minutes of the February 3, 2021 Regular Meeting

### **PUBLIC INPUT**

Members of the public are encouraged to participate in the meeting. All public comments should be submitted by email to the Planning Division at [planning@ci.monrovia.ca.us](mailto:planning@ci.monrovia.ca.us) before 3:00 PM on Wednesday, February 17, 2021. Public input related to Public Hearings will be accepted by email prior to the close of the Public Hearing.

Comments provided via email will be posted to the City's website and distributed to the Community Development Director. Comments will be read into the record and may be summarized in the interest of time. **If comments are specifically in support of, or with concerns of this item, please clearly state so in the introduction.** Anyone who submits comments will also be notified of the decision.

### **PUBLIC HEARINGS**

None.

### **ADMINISTRATIVE REPORTS**

AR-1 DR2021-0002 [Design Review; 1820 South Alta Vista Avenue](#), Mohamad Nikizad, Applicant

**Request:** Applicant is requesting a Level 3 Neighborhood Compatibility Design Review to construct a new 2,884 SF single-story residence with a detached 2-car garage on a vacant lot at 1820 South Alta Vista Avenue. The property is located in the RM 4000 (Residential Medium Density) zone. Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with Conditions.**

AR-2 MAJD2021-0001 [Major Determination; 247 West Chestnut Avenue](#), M & L Transportation Inc. (Ray Liu), Applicant

**Request:** Applicant is requesting a Major Determination to determine that the proposed office use will only occupy the ancillary office space within the 1,640 square foot industrial/warehouse building and that there is sufficient parking to accommodate the new business. The property is located in the M (Manufacturing) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with Conditions.**

**AR-3 MAJD2021-0002** [Major Determination; 249 West Chestnut Avenue](#), Option Corp. (Michael Li), Applicant

**Request:** Applicant is requesting a Major Determination to determine that the proposed office use will only occupy the ancillary office space within the 1,640 square foot industrial/warehouse building and that there is sufficient parking to accommodate the new business. The property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with Conditions.**

**AR-4 AR2021-0002** [Advisory Review; 1515 S Myrtle Avenue](#), Fiedler Group (Ben Steckler), Applicant

**Request:** Applicant is requesting an Advisory Review to establish a carwash facility at the Chevron Gas Station at 1515 South Myrtle Avenue which would include a new 1,500 square foot building for car washing, drying, and associate mechanical equipment. Six parking spaces will be relocated on the property to accommodate the carwash. Two new spaces will feature Electric Vehicle (EV) charging stations and four new spaces will be equipped with vacuum wands as part of the carwash. The property is located in the PD-12 (Planned Development – Area 12) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Recommend approval to Planning Commission with Draft Conditions.**

**AR-5 MISC2020-0009** [Miscellaneous Review; 1607 South Magnolia Avenue](#), Maple Multi-Family Land CA LP (Todd H. Phillips), Applicant

**Request:** Applicant is requesting the issuance of a demolition permit in accordance with MMC Section 17.10.080, as the existing residential structure is in disrepair. On August 29, 2018, the Historic Preservation Commission determined that the property did not have any historic significance. This property is located within the Alexan Foothills Specific Plan. Determine that the project is consistent with the certified Alexan Specific Plan Program EIR (State Clearinghouse No. 2018101058) and pursuant to the Public Resources Code 21083.3 and CEQA Guidelines sections 15162, 15168, and 15183 is exempt from the requirement that additional environmental documentation be prepared.

**Recommendation: Approve as presented.**

#### **REPORTS FROM STAFF**

None.

#### **ADJOURNMENT**

**NOTE:** Note: Decisions of the Development Review Committee may be appealed to the Planning Commission if filed in writing with Planning Division within ten (10) days. (Appeal Fee Required)

**I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting. Dated this 11<sup>th</sup> day of February, 2021.**

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**Brenda Quezada, Planning Technician**